



8 Rhodfa'r Grug  
Upper Colwyn Bay, North Wales LL29 6DJ

£399,950



**STERLING**  
ESTATE AGENTS & VALUERS



**A DETACHED 4 BEDROOM HOUSE** of modern style built by McBryde Homes, located in a popular residential cul-de-sac off St Andrews Road Originally the house came with a double garage but this has now been converted into a **SUPERB RECEPTION RECREATION ROOM**. There is still off road parking for 3-4 cars and a particular note is the back garden extends onto a small cul-de-sac off Bryn Cadno. Subject to planning and highways there is scope for additional off road parking and/or a garage. Brick built beneath a tiled roof the accommodation which is of good size affords **HALL - CLOAKROOM - LARGE LOUNGE - DINING ROOM - FITTED KITCHEN - UTILITY ROOM - MASTER BEDROOM EN SUITE SHOWER - 3 FURTHER BEDROOMS** and **FAMILY BATHROOM - PRIVATE REAR GARDENS - C.H. - DOUBLE GLAZING**. From the upper front elevations there are distant views along the coastline out to the sea. Local shopping and located near to Ysgol Pen y Bryn primary school, just a few minutes walk away, while Colwyn Bay town centre and access onto the A55 at the West End a short drive. Awaiting EPC Ref CB7694



### Entrance Hall

Karndean flooring, central heating radiator

### Cloakroom

W.C, wash hand basin, double glazed, Karndean flooring

### Large Lounge 15'8" x 12'1" (4.8 x 3.7)

Decorative fireplace and marble inset & hearth, living flame gas fire, double glazed leaded window, central heating radiator, oak flooring, cove d ceilings, opening into the dining

### Dining Room 12'1" x 9'2" (3.7 x 2.8)

Double glazed leaded patio doors to rear gardens, oak flooring, central heating radiator, coved ceilings

### Fitted Kitchen Breakfast Room 13'5" x 10'9" (4.1 x 3.3)

Range of cream base cupboards and drawers with wood strip style work top surfaces, 2 double glazed leaded windows, Franke stainless steel sink unit, Bosch 4 ring gas hob unit, built in electric double oven, dishwasher, wall units, beamed ceilings, cooker extractor hood, part tiled walls, central heating radiator, corner base cupboards

### Utility Room 6'9" x 6'7" (2.07 x 2.03)

Plumbing for washing machine, gas central heating boiler,, fitted cupboard

### Superb Recreation Room 17'0" x 15'5" (5.2 x 4.7)

Formerly the garage, no multi purpose reception room, 4 double glazed leaded windows, and patio doors to the rear gardens, pine fireplace surround with floral tiled inset, 2 central heating radiators, Karndean flooring, loft ladder to useful loft space

### First Floor

Stairway from the Hall to First Floor

### Master Bedroom 11'9" x 10'2" (3.6 x 3.1)

Double glazed laded window to front aspect overlooking the panoramic coastal views, central heating radiator, fitted 6 wardrobe units with top cupboards

### En Suite Shower

Shower cubicle and unit, vanity wash hand basin, w.c, double glazed, central heating radiator

### Bedroom 2 10'0" x 8'6" (3.07 x 2.6)

Double glazed leaded window, central heating radiator

### Bedroom 3 11'9" x 9'10" (3.6 x 3.01)

Double glazed leaded window to front aspect overlooking the panoramic coastal views, built in wardrobe cupboard

### Bedroom 4 8'10" x 8'6" (2.7 x 2.6)

Double glazed leaded window, central heating radiator,, oak flooring

### Family Bathroom 7'10" x 5'2" (2.4 x 1.6)

Panel bath, shower unit, screen, wide vanity wash hand basin, w.c, double glazed leaded window, tiled walls heated towel radiator

### Outside

Wide driveway at the front with space for 3-4 cars, Lawn garden in the front. Private sunny rear garden partly laid with brick paviours, upper lawn enclosed by hedges and fencing. There is potential to provide additional car parking from the rear cul-de-sac off Bryn Cadno. Architects plans and drawings have also been prepared for a proposed extension onto the rear elevation

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could

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